

New Hampshire Council on Resources and Development

Office of Energy and Planning
57 Regional Drive, Concord, NH 03301
Voice: 603-271-2155 | Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: CORD Members and Other Interested Parties Philip P. Daignealt, Chairman
Belknap County Board of Commissioners
34 County Drive
Laconia, NH 03246

Eileen Cabanel, City Manager
City Hall
45 Beacon Street East
Laconia, NH 03246

Kimon Koulet, Executive Director
Lakes Region Planning Commission
Humiston Building
103 Main Street, Suite 3
Meredith, NH 03253-9287

FROM: Peter S. Helm, Principal Planner

DATE: June 21, 2006

SUBJECT: *State Owned Land, Surplus Land Review, City of Laconia*
SLR 06-007

RESPONSE DATE: June 19, 2005

Please review the attached information to determine if your agency has any interest in this transaction. If there is an interest, please notify this office of your intent in writing by the response date indicated above. The Council on Resources and Development will consider the request at the next meeting following the comment period.

The Department of Cultural Resources is asked to review this request in accordance with RSA 227-C:9.

Members of the Public Water Access Advisory Board are asked to review this request in accordance with RSA 233-A.

The Lakes Management and Protection Program, through the Lakes Coordinator, is asked to review this request in accordance with RSA 483-A:5, II.

The Rivers Management and Protection Program, through the Rivers Coordinator, is asked to review this request in accordance with RSA 483:8, VI and 14.



STATE OF NEW HAMPSHIRE

INTER-DEPARTMENT COMMUNICATION

March 31, 2006

Administrator

From:
Morgan

Christopher
Date:

At: Bureau of Rail and Transit

Subject: Surplus Land Review
Concord-Lincoln railroad corridor, Laconia

To: Amy Ignatius, Director
Office of Energy and Planning

The Department of Transportation, Bureau of Rail & Transit, proposes to lease 383 feet of lakefront on Lake Winnepesaukee to Gerard L. Stevens (Scenic Ledges Condominiums), to allow permitting of a dock and construction of a pedestrian crossing as provided in RSA 228:57-a. This law allows leases of State-owned railroad property to landowners whose property is separated from public waters by the railroad, for the purpose of constructing docks or mooring fields. The applicant owns property abutting the State-owned railroad corridor in Laconia.

Please submit this request to the Council on Resources and Development to determine if this land is surplus to the needs and interests of the State.

Feel free to contact me with any questions.

Enc.

cc: Jack Ferns, Director
William P. Janelle, PE, Administrator, Bureau of Right-of-Way

Council on Resources and Development

REQUEST FOR SURPLUS LAND REVIEW ACTION

Name of Requesting
Agency: New Hampshire
Department of
Transportation

Location of Property: Laconia, Concord-Lincoln railroad corridor

Acreage: Approximately 383 feet of lakefront with pedestrian crossing

Term of Lease: Five years, renewal option for additional five years

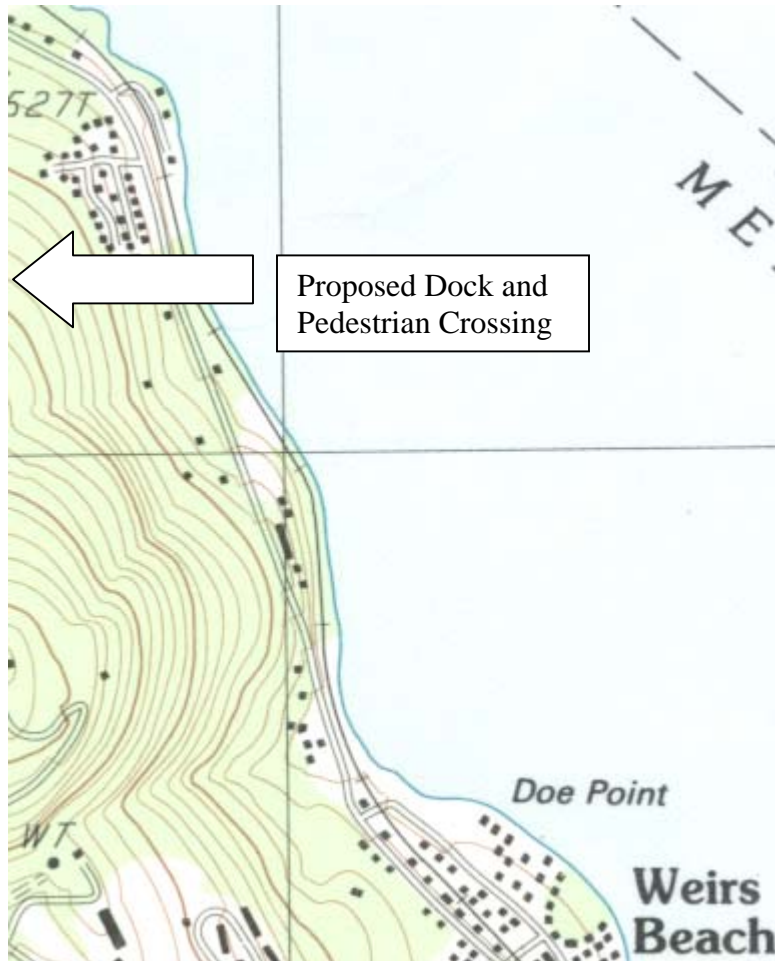
Requested Action: Lease lakefront to Gerard L. Stevens (Scenic Ledges
Condominiums) for dock and pedestrian crossing

Agency Contact Person: Christopher Morgan, 271-2565

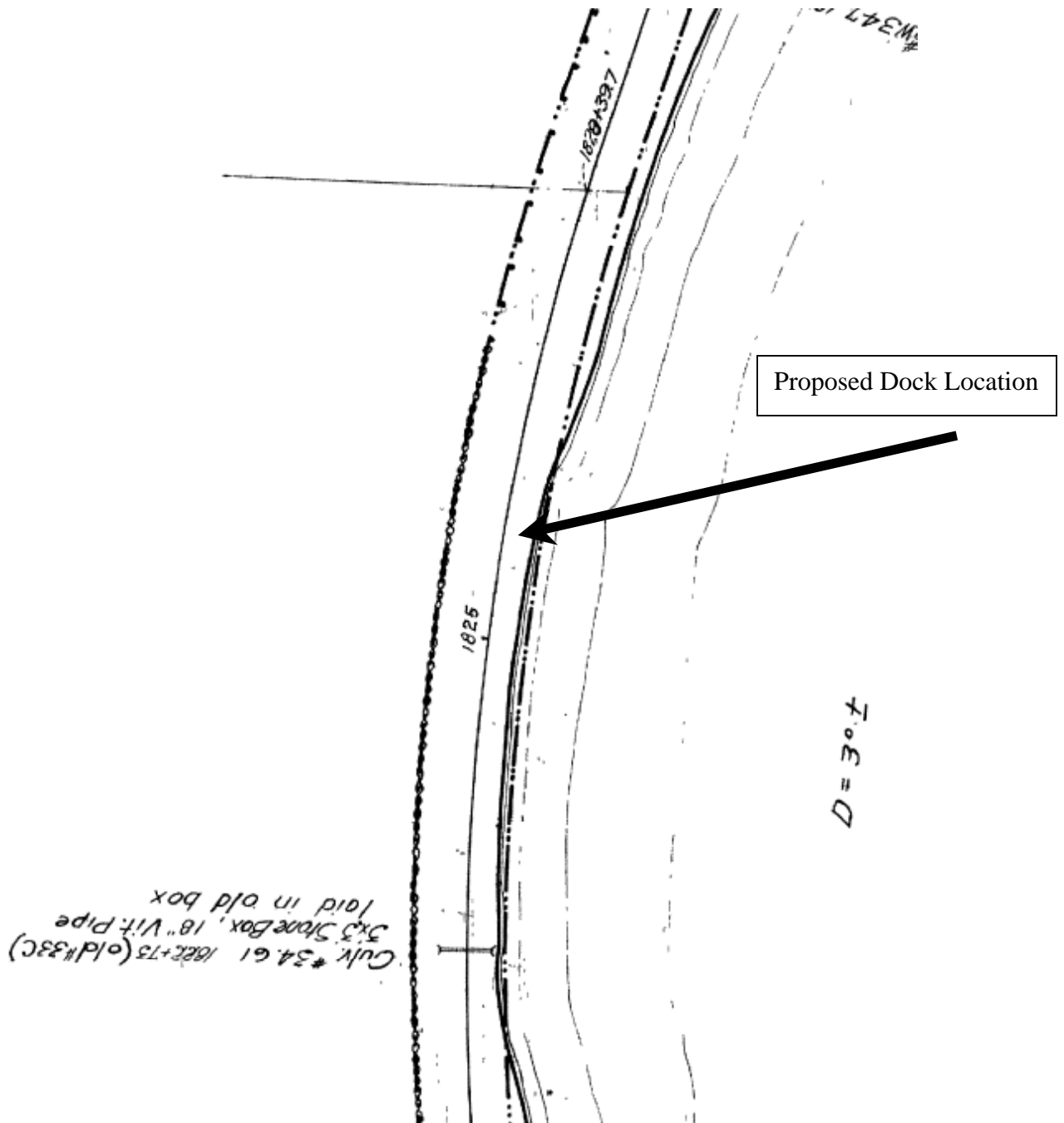
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Please provide the following information, if known, about the property. Attach map(s)
showing the location of the property.

1. **What is the current use of this property?** Railroad line under contract to
Plymouth & Lincoln Railroad
2. **What is the proposed use of this property?** Construction of dock
3. **Are there any structures located on this property?** None **If so, how many and
what kind.**
4. **Are there water resources related to this property?** Lake Winnepesaukee **If
so, please indicate the size or extent of such resources.**
5. **Please list any other significant resources known to be located on this
property.**
6. **Was this property purchased with Federal Highway Funds?** _____ Yes
____x____ No
7. **Is access to this property available?** _____ Yes ____x____ No (from rail or water,
otherwise across applicant's property)
8. **Request has been cleared for Historic Resources?** Yes ____ No ____x____

Scenic Ledges Condominiums, Stevens
City of Laconia
Concord to Lincoln Railroad Corridor
V21/71, Station 1822+75-1828+39.7



05-05 Scenic Ledges Condominiums (Gerard L. Stevens)
V21/71, Station 1822+75 – 1828+39.7





LAKESIDE VIEW OF RAIL PROPERTY
NOTE ABOUTS DOCKS ALREADY
ON RAIL PROPERTY



LANDSIDE VIEW OF RAILBED

Mr. Christopher Morgan, Administrator
New Hampshire Dept. Of Transportation
Bureau of Rail and Transit
PO Box 483
Concord, NH 03302-0483

1/21/05

I hereby request permission for a "Crossing Agreement on State-owned railroad land.

I enclose Survey of subject property, deed photo, abutters list.

Our intended use is a pedestrian crossing to our property on the other side of the rail bed
to access Lake Winnepesaukee.

Sincerely,

Gerard L. Stevens Jr.

MAIL TO :

SCENIC GUY RE TRUST
89 ANTHON RD
CENTER HARBOR NH 03226

PROJ. MGR

MARK LANGRISH
603-253-8019



CAROL A. MURRAY, P.E.
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



JEFF BRILLHART, P.E.
Assistant Commissioner

February 15, 2006

Mark Langevin
Scenic Ledges Trust
89 Anthon Road
Center Harbor, NH 03246-3603

Re: State-owned Concord-Lincoln Railroad Corridor, Laconia
Request for lease and crossing

Dear Mr. Langevin,

Thank you for your call. My apologies for the delay in responding to your inquiry. The Council on Resources and Development has not approved the Department's most recent requests to declare portions of railroad property surplus to allow docks and pedestrian crossings as permitted by RSA 228:57-a. Nevertheless, the Department intends to continue to submit these requests provided that they meet the test of the statute, i.e. do not interfere with railroad operations.

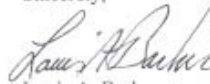
We will submit a request based on the information in Mr. Gerard L. Stevens correspondence of January 21, 2005, but we will need additional information to do so. The minimum linear footage to lease is 75 feet, which is the frontage required for a single dock. From our discussion we understand that you are considering a dock with 3 slips. Your request should indicate the number of feet you are requesting in the lease. The number of proposed slips will dictate the minimum footage and the maximum is determined by your frontage on the railroad corridor.

The Bureau is concerned by the number of crossings in a limited area. Our position is to grant one crossing at this location that would give you access to your property. We will confirm the location of the crossing in the field to determine the safest and most feasible location.

Although, there is no assurance that this proposal will be approved by CORD or the Long Range Capital Planning and Utilization Committee, with the information referenced above, we will begin to prepare the request for submission.

Feel free to contact me if you have any questions.

Sincerely,


Louis A. Barker
Railroad Planner

BUREAU OF RAIL & TRANSIT
JOHN O. MORTON BUILDING - 7 HAZEN DRIVE - P.O. BOX 483 - CONCORD, N.H. 03302-0483
TELEPHONE: 603-271-2468 - FAX: 603-271-6767 - TDD ACCESS: RELAY NH 1-800-735-2964 - WWW.NHDOT.COM



GAVIA ASSOCIATES, LLC
REAL ESTATE DEVELOPMENT CONSULTANTS

Mr. Louis A. Barker
Railroad Planner
The State Of New Hampshire
Department Of Transportation
PO Box 483
Concord, NH 03302

3/2/2006

Re: Scenic Ledges Trust Lease Application of 1/21/2005

Dear Mr. Barker,

To answer your points of the enclosed letter : I can't see how these lakeside crossings could possibly interfere with rail activity: after all, many of these "non sanctioned" crossings have been occurring regularly for over 100 years.

As for the shore frontage desired to lease :My survey shows approximately 300' available between our owned frontage and the abutter to the south Mr. Reera. This is the frontage sought in our application.

Please let me know if you require further information.

Best Regards,


Mark G. Langevin

Cc: Gerard Stevens

89 ANTHON RD. CENTER HARBOR, NH 03226 (603) 253-8010 FAX (425)732-7739
"MLANGEVIN@FCGNETWORKS.NET"
NEW HAMPSHIRE REAL ESTATE BROKERS LICENSE #S146577

C. J. J. J.



GAVIA ASSOCIATES, LLC
REAL ESTATE DEVELOPMENT CONSULTANTS

3/18/06

Mr. Louis A. Barker, Rail Planner
State Of New Hampshire
Department Of Transportation
PO Box 483
Concord, NH 03302

Dear Mr. Barker.

In response to your letter , after consultation with our surveyor : the running feet of frontage sought by our trust for #664 Scenic road (as depicted on the attached drawing is **383 feet more or less...**)

Regards,

Mark G. Langevin, Trustee
Scenic Ledges Trust

89 ANTHON RD, CENTER HARBOR, NH 03226 (603) 253-8019 FAX (425)732-7739
"BUILD@LAKES-REALTY.COM" - N.H. LIC. # 054784 EXP 1/4/06

